



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

PELLEGRINO & FELDSTEIN, LLC
290 ROUTE 46 WEST
DENVILLE, NJ 07834
(973) 586-2300
Deborah Feldstein - 030521994
ATTORNEYS FOR MOVANT: Sanford Funding
LLC

Order Filed on March 5, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

IN RE:
Mark Anthony Andreottis, II a/k/a Mark Andreotti
d/b/a Praetorian Investor Services

CASE NO. 17-15603-JKS

HEARING DATE: December 17, 2019

Judge: Sherwood

**ORDER FOR RELIEF FROM THE AUTOMATIC STAY
NUNC PRO TUNC**

The relief set forth on the following pages, number two (2) through two (2) is hereby **ORDERED**.

DATED: March 5, 2020

A handwritten signature in black ink, appearing to read "JK Sherwood".

Honorable John K. Sherwood
United States Bankruptcy Court

(Page 2)

Debtor: Mark Anthony Andreottis, II a/k/a mark Andreotti d/b/a Praetorian Investor Services

Case No: 17-15603-JKS

Caption of Order: ORDER FOR RELIEF FROM THE AUTOMATIC STAY NUNC PRO TUNC

Upon the motion of **Sanford Funding LLC** under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for good cause shown, it is

ORDERED that the automatic stay is vacated nunc pro tunc as to the tax lien foreclosure for tax sale certificate 2010-0230 under Docket No. F-014703-19.

It is further ordered that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and other party who entered an appearance on the motion.

In re:
Mark Anthony Andreottis, II
Debtor

Case No. 17-15603-JKS
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Date Rcvd: Mar 05, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 07, 2020.

db +Mark Anthony Andreottis, II, USP Lewisburg, Post Office Box 1000,
Lewisburg, PA 17837-1000

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 07, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 5, 2020 at the address(es) listed below:

Aleisha Candace Jennings on behalf of Creditor OCWEN LOAN SERVICING LLC ajennings@rasflaw.com
Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor DITECH FINANCIAL NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Andrew L. Spivack on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC nj.bkecf@fedphe.com
Andrew L. Spivack on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com
Andrew L. Spivack on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com
Carrie J. Boyle on behalf of Debtor Mark Anthony Andreottis, II cbyoyle@b-vlaw.com, cvitullo@b-vlaw.com; cjbefc@gmail.com; kgresh@mpadlaw.com; tegner@mpadlaw.com; djamison@mpadlaw.com; lwood@mpadlaw.com; cgetz@mpadlaw.com; carrie.boyle@comcast.net; J.CR73128@notify.bestcase.com
Charles M. Forman cforman@formanlaw.com, lcapasso@formanlaw.com; cforman@iq7technology.com
Charles M. Forman on behalf of Trustee Charles M. Forman cforman@formanlaw.com, lcapasso@formanlaw.com; cforman@iq7technology.com
David J. Finkler on behalf of Creditor Travelers Insurance Co. DFinkler.LawDJF@verizon.net, finklerdr93613@notify.bestcase.com
Deborah T. Feldstein on behalf of Creditor Sanford Funding LLC dfeldstein@caplaw.net
Denise E. Carlon on behalf of Creditor PNC Bank NA dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Eamonn O'Hagan on behalf of Defendant The United States of America eamonn.ohagan@usdoj.gov
Jennifer D. Gould on behalf of Creditor 811 Willow Ave Condo Assoc. jould@stark-stark.com, mdepietro@stark-stark.com
Jonathan C. Schwab on behalf of Creditor SN Servicing Corporation bankruptcy@friedmanvartolo.com
Kim R. Lynch on behalf of Plaintiff Charles M. Forman, as Chapter 7 Trustee klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch on behalf of Trustee Charles M. Forman klynch@formanlaw.com, kanema@formanlaw.com
Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com; legerman@rasnj.com
Laura M. Egerman on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com; legerman@rasnj.com
Laura M. Egerman on behalf of Creditor DITECH FINANCIAL bkyecf@rasflaw.com, bkyecf@rasflaw.com; legerman@rasnj.com
Meaghan Tuohy on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com, G19176@notify.cincompass.com
Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov
Miriam Rosenblatt on behalf of Creditor OCWEN LOAN SERVICING LLC miriam.rosenblatt@mhlpp.com, mrosenblatt@rasflaw.com

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Page 2 of 2
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Date Rcvd: Mar 05, 2020

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

Mitchell Malzberg on behalf of Interested Party Katia Montresor mmalzberg@mjmalzberglaw.com,
dlapham@mjmalzberglaw.com
Mitchell Malzberg on behalf of Interested Party Kevin Murphy mmalzberg@mjmalzberglaw.com,
dlapham@mjmalzberglaw.com
Murphy Durkin on behalf of Creditor Kearny Bank maresta@durkinlawfirm.com,
mdurkin@durkinlawfirm.com
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC
nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
United States Trustee USTPRegion03.NE.ECF@usdoj.gov
William J. Levant on behalf of Defendant New Jersey Title Insurance Company
efile.wjl@kaplaw.com
William J. Levant on behalf of Plaintiff CATIC Title Insurance Company efile.wjl@kaplaw.com
William J. Levant on behalf of Creditor New Jersey Title Insurance Company
efile.wjl@kaplaw.com

TOTAL: 35